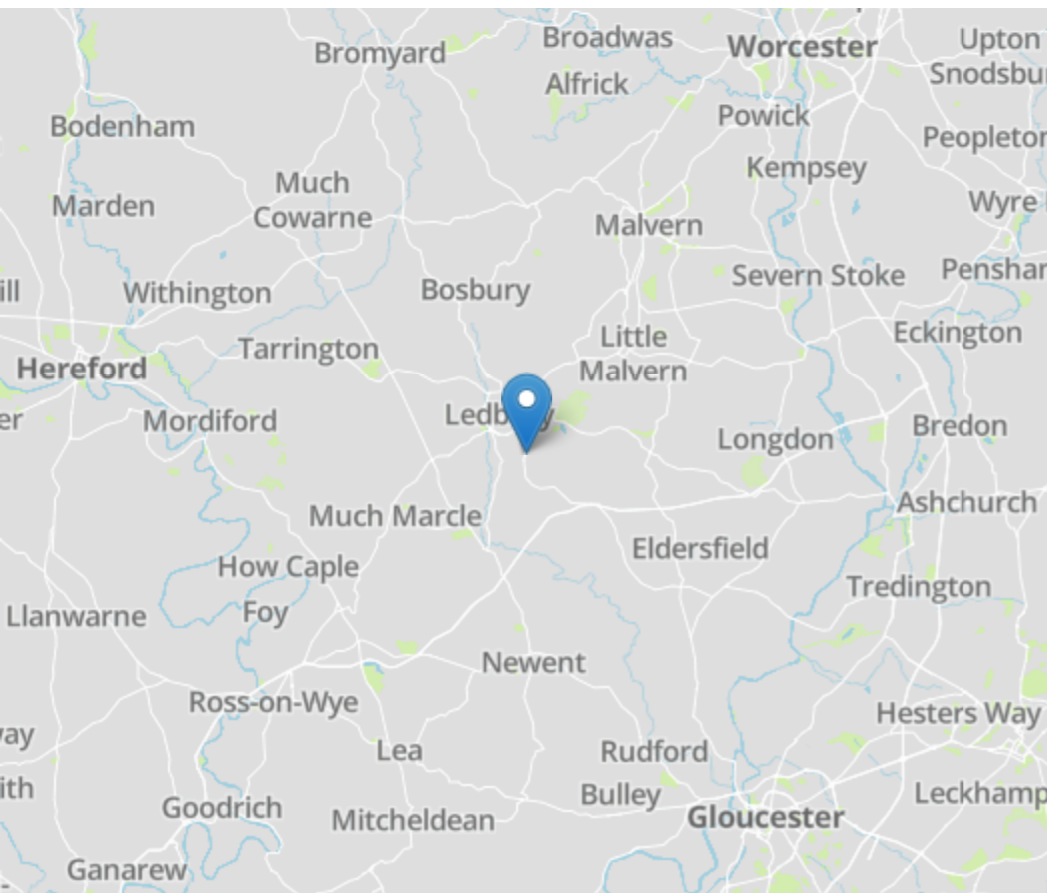




DIRECTIONS

From Ledbury proceed out of Ledbury on the Gloucester Road (A417), follow this road into Parkway and the property can be found on the right hand side before you reach the filling station as indicated by the For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, private drainage, and oil fired central heating.

Outgoings

Council Tax: Band C

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		53	82

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Mayfield Cottage, Parkway

Ledbury HR8 2JG

£395,000



- Set within the hamlet of Parkway. • A charming well presented semi-detached cottage. • Three Bedrooms. • Large Conservatory. • Beautiful well stocked garden. • Double Garage. • Car Port and Ample Off Road Parking.

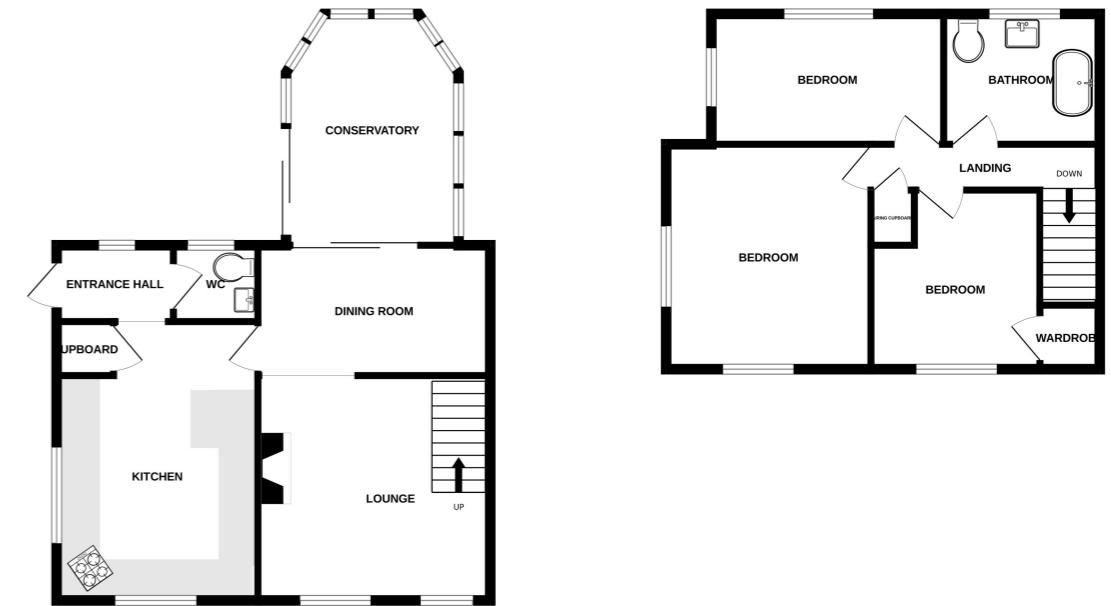
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
Made with Metropix ©2024

Mayfield Cottage

Situation and Description

Mayfield Cottage is set within the hamlet of Parkway which is just over 1 mile from Ledbury town centre. The cottage offers well presented accommodation throughout to include cloakroom, kitchen/breakfast room, dining room, lounge, large conservatory, three bedrooms, bathroom, a charming well stocked garden, double garage, car port and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with feature stable door, window to side, tiled flooring, Worcester oil fired central heating boiler, doors to:

Cloakroom

with window to side, vanity unit with wash basin and low flush w.c., radiator, tiled flooring.

Kitchen/Breakfast Room

10' 11" x 15' 7" (3.33m x 4.75m) with window to front and side, range of Granite worktops with cupboards and drawers under, inset sink built in ceramic four ring hob with

steel extractor hood over and oven under, integrated fridge/freezer and dishwasher, eye level wall cupboards, tiled splashbacks, power points, door to cupboard with plumbing for washing machine. Door to;

Dining Room

11' 9" x 7' 5" (3.58m x 2.26m) with radiator, power point, opening to:

Lounge

13' 0" x 12' 10" (3.96m x 3.91m) with two windows to side, feature fireplace with wood burning stove, brick surround, wooden mantle and tiled hearth, radiator, power points, T.V point, wall lights, feature wall and ceiling beams.

Conservatory

9' 5" x 12' 5" (2.87m x 3.78m) with sliding doors to side opening onto the garden, tiled floor, two radiators, power points.

First Floor

Landing

with wall lights, door to Airing Cupboard housing the hot water tank. Doors to:

Bedroom One

9' 10" x 12' 6" (3.00m x 3.81m) with window to front and side, radiator, power points.

Bedroom Two

12' 8" x 7' 4" (3.86m x 2.24m) with window to front and side with views over garden and surrounding countryside, radiator, power point.

Bedroom Three

9' 8" x 9' 1" (2.95m x 2.77m) with window to front, radiator, power points, door to wardrobe.

Bathroom

with window to rear, feature claw foot freestanding bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan.

Outside

Approach

The property is approached through a five bar wooden gate, which opens onto a large gravelled driveway and turning area, leading to:

Double Garage

16' 3" x 17' 8" (4.95m x 5.38m) with large sliding door to front, power and light connected, pedestrian door and windows to side. Adjacent Car Port

Garden

The garden forms a delightful feature of the property and comprises a large lawn which is edged by borders which are stocked with an abundance of established shrubs and flowers, a patio seating area with gravelled path leads to a vegetable area with raised established vegetable plots, potting shed and greenhouse.

N.B

We understand that the broad band speed through Dyfed Telecom can be 51mb in and 30mb out for a monthly cost of £44pcm.



At a glance...

- Kitchen/Breakfast Room
10'11" x 15'7" (3.33m x 4/75m)
- Dining Room
11'9" x 7'5" (3.58m x 2.26m)
- Lounge
13' x 12'10" (3.96m x 3.91m)
- Conservatory
9'5" x 12'5" (2.87m x 3.78m)
- Bedroom One
9'10" x 12'6" (3m x 3.81m)
- Bedroom Two
12'8" x 7'4" (3.86m x 2.24m)
- Bedroom Three
9'8" x 9'1" (2.95m x 2.77m)
- Double Garage
16'3" x 17'8" (4.95m x 5.38m)

And there's more...

- Charming Semi-Detached Cottage.
- Large Conservatory.
- Three Bedrooms.
- Beautiful Established Garden.
- Double Garage.
- Car Port.
- Ample Off Road Parking.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.